

## Brookline Place Redevelopment

### Project Summary

Brookline Place is a Transit-Oriented Development (TOD) with a mix of uses that complement the existing and adjacent land uses, and take advantage of the existing public transit. It is located on an urban site surrounded by the active residential and commercial neighborhood of Brookline Village and bordering the Brookline Village T stop.

The Project includes the following key components:

- **Two Brookline Place:** An approximately 182,500-square foot, 8-story mixed-use building replacing the existing Two and Four Brookline Place Buildings. The new Two Brookline Place building will have ground floor retail and medical office & ambulatory care uses on upper floors. Building height is approximately 110' with a mechanical penthouse that is approximately 125'.

The existing 2 Brookline Place to be demolished is 2-story brick and concrete building with a basement level. The existing Four Brookline Place is a 1-story concrete building that also has a lower level. A sunken area previously used for parking and loading is located between the buildings.

- **One Brookline Place:** An approximately 47,000-square foot, 6-story medical office use expansion of the existing medical office building. The addition is conceived of as a new third wing of the building, and will tie into the existing lobby on both the ground floor and typical floors. At 79', it is the same height as the existing building.

The existing 1 Brookline Place building will remain occupied during construction, and public access to the east building entrance from the Brookline Village T stop will need to be maintained. Public access to an exit on the west side of the existing building will also need to be maintained. The existing building is occupied by medical practices including a day-surgery center, thus particular attention will need to be paid to minimizing construction impacts on the building users.

- **A 683-parking space, 7 level precast concrete garage** to replace the existing 359-parking space, 4 level steel and precast concrete garage. Both the existing and proposed garage abuts the existing 1 Brookline Place building along its north side, thus particular attention will need to be paid to minimizing demolition and construction impacts on the building users. As the garage will be completed and occupied prior to the construction of Two Brookline Place and the 1 Brookline Place addition, attention will also need to be paid to construction impacts on the new garage and in particular on the lobby and vertical circulation to be located at the southwest corner of the garage.

Upon completion of the Project, an interior pedestrian passage will run diagonally across the Project Site in a southeast-northwest direction. Publicly-accessible open space will occupy approximately 40 percent of the site area, and will include a significant new open space along the north side of Two Brookline Place, adjacent to the Brookline Village T stop and Brookline Village. It will also include a centrally located plaza and garden gathering space and a new gateway with landscaping on the south side of the project site along Route 9.

The Project received a Special Permit from the Brookline Zoning Board of Appeals executed on May 21, 2015, and the development is subject to terms and conditions of a Memorandum of Agreement (MOA) dated May 15, 2014.



mikyoung kim design

ELKUS | MANFREDI  
ARCHITECTS

Boston Children's Hospital

Illustrate Site Plan  
JULY 27, 2015

BROOKLINE PLACE  
Brookline, Massachusetts





**BROOKLINE PLACE**  
Brookline, Massachusetts

View from SE  
JULY 27, 2015

 **Boston Children's Hospital**

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**BROOKLINE PLACE**  
Brookline, Massachusetts

View from NW  
JULY 27, 2015



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ARCHITECTS



## Brookline Place Redevelopment

### Team List

**Person Responsible for all matters pertaining to the terms of the permit:**

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**Designated Traffic Coordinator:**

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Role	Organization	Contact
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## Brookline Place Redevelopment

### Project Phasing Narrative

The redevelopment of Brookline Place is a complex project with many moving parts. In planning the work, the Project Team explored a variety of approaches to phasing and construction logistics, taking into account any potential impacts on abutters, traffic, and public safety. The approach to phasing summarized here was determined to have the least negative impact on traffic and public safety.

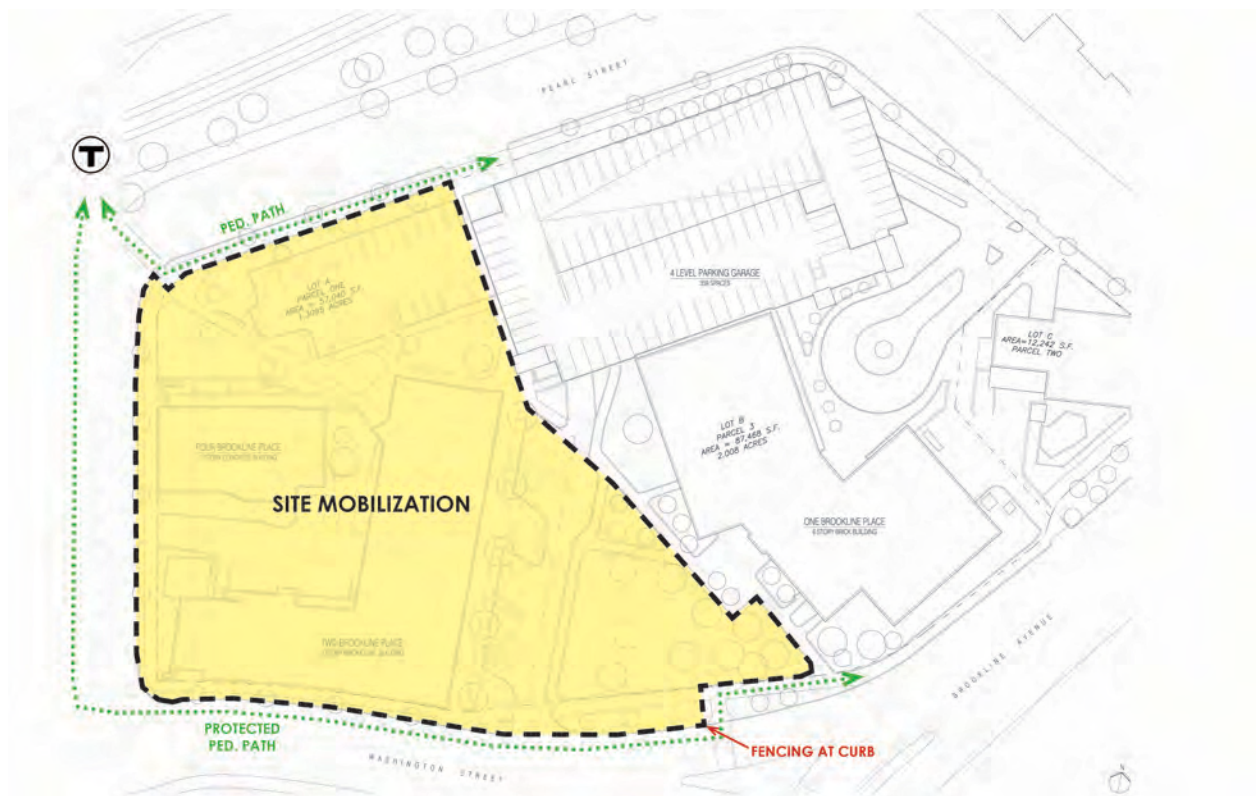
#### Phase 1: Site Preparation and Mobilization

(October 2015)

The first phase of the project begins to prepare the site for construction.

The following activities are planned in this phase:

- Installation of perimeter fences. The proposed fence locations were located with public safety in mind, while providing the construction team with the minimum amount of space required to carry out the work.
- Installation of revised signage, in cooperation with the Brookline Transportation Department, to alert both vehicular and pedestrian traffic to changes around the site.
- Removal of parking meters on Pearl Street and Washington Street adjacent to the southwest corner of the construction site. Cover meters on Station Street.
- Relocation of uses currently on Pearl Street to Station Street, including: Cab Stand, MBTA bus stop, Massco shuttle stop, and Hubway bicycles. These relocations are in anticipation of the closure of Pearl Street in January 2016, allowing the public to become familiar with new patterns around the site.

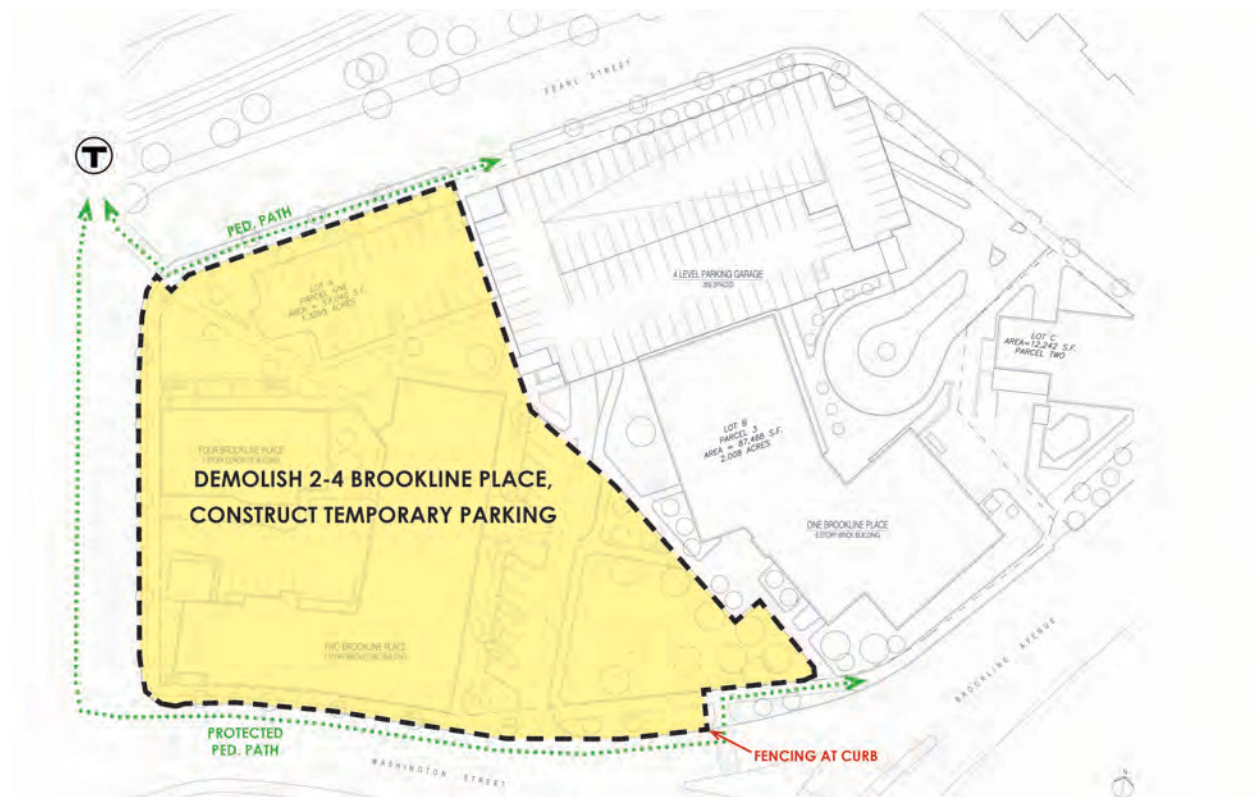




## Phase 2: 2-4 Brookline Place Demolition and Preparation of Temporary Parking Surface (October 2015 – January 2016)

The following activities are planned in this phase:

- Enabling work required ahead of Garage demolition, including relocation of equipment from the existing Garage to One Brookline Place.
- Preparation of 2-4 Brookline Place for demolition, including utility cut and cap, and hazardous materials remediation.
- Demolition of 2-4 Brookline Place
- Construction of a temporary parking surface. This parking area will mitigate potential impacts caused by the Garage demolition work, allowing users of the existing Garage to continue parking on-site during the Garage replacement.
- Remove and cover additional parking meters on Pearl Street adjacent to the north and east sides of the site. Cover additional parking meters on the north side of Pearl Street adjacent to the T stop.





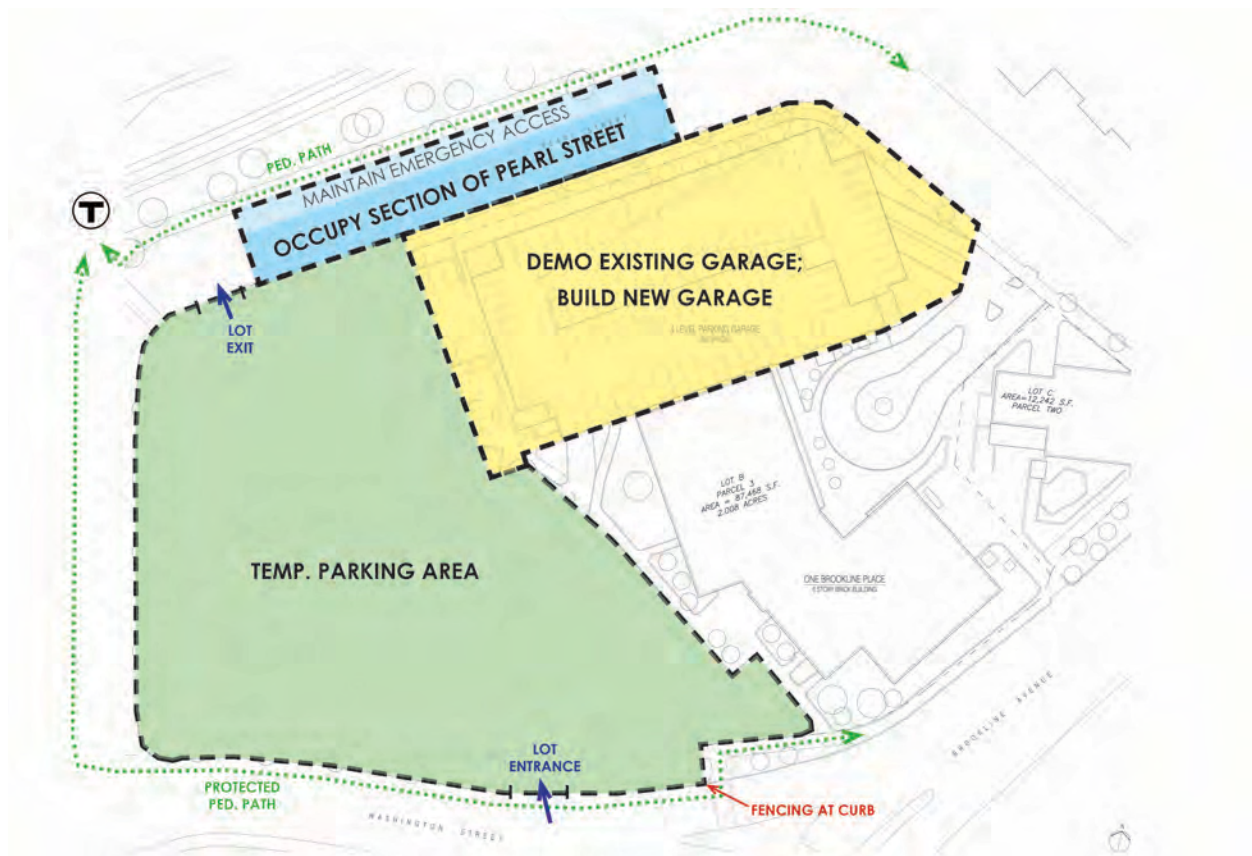
### Phase 3: Garage Demolition & Construction

(January 2016 – December 2016)

In Phase 3, the Construction team can proceed with replacement of the existing Garage. Demolition of the existing is anticipated to run from January 2016 – March 2016. Construction of the new Garage is anticipated to run from March 2016 to December 2016.

The following activities are planned in this phase:

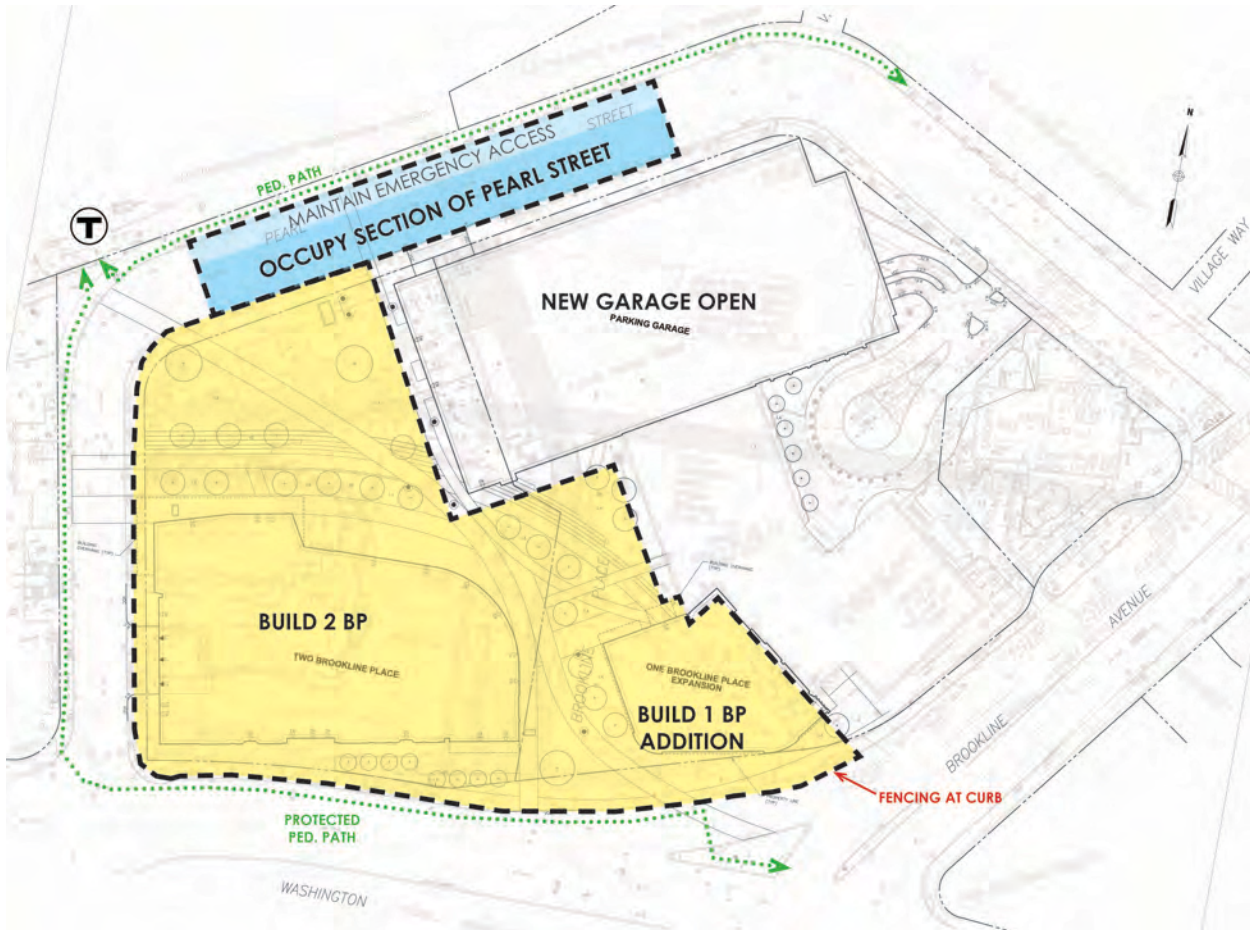
- Occupy a portion of Pearl Street to assist with traffic maneuvering around the site. Abutter access to Village Way and 10 Brookline Place will be maintained at all times.
- Adjust perimeter fence locations.
- Installation of revised signage, in cooperation with the Brookline Transportation Department, to alert both vehicular and pedestrian traffic to changes around the site.
- Parking operations commence in the temporary parking area. The valet pick-up/drop-off will be located at the existing One Brookline Place turnaround.
- Demolition of the existing Garage.
- Construction of the new Garage.



Both the existing and proposed garage abuts the existing One Brookline Place building along its north side, thus particular attention will be paid to minimizing demolition and construction impacts on building users. Additionally, as the garage will be completed and occupied prior to the construction of Two Brookline Place and the 1 Brookline Place addition, attention will also be paid to construction impacts on the new garage and in particular on the lobby and vertical circulation to be located at the southwest corner of the garage.

#### Phase 4: Construction of 2 Brookline Place and One Brookline Place Addition (December 2016 – July 2018)

Once the Garage replacement work is complete, the new Garage will be turned over for use by the current tenants and visitors of One Brookline Place. A portion of Pearl Street will remain closed to continue to facilitate construction vehicle access to the site, to mitigate potential impacts to traffic along Washington Street / Rte. 9. Modifications to signage will be coordinated with the Town of Brookline Transportation Dept. to continue to alert both vehicular and pedestrian traffic to changes around the site.



The existing 1 Brookline Place building will remain occupied during construction, and public access to the east building entrance from the Brookline Village T stop will need to be maintained. Public access to an exit on the west side of the existing building will also need to be maintained. The existing building is occupied by medical practices including a day-surgery center, thus particular attention will need to be paid to minimizing construction impacts on the building users.

#### Phase 5: Site Restoration (August 2018)

Restore parking meters, hubway, cab stand, bus stop, signage, road striping throughout Pearl Street and on Station Street. Site restoration work will be coordinated with Gateway East and the reconstruction of Pearl Street.





## Construction Management Plan - Overall Schematic Schedule

August 31, 2015

**October 1 Site Mobilization for Temp Parking and Demolition /First Phase-Garage/Concurrent 2BL Construction and 1BP Construction**

## DESIGN / PERMITTING REQUIREMENTS

Enabling, Demolition and Temporary Parking Documents	2 months
Garage Design Development and Construction Documents	3 months
2 BP and 1 BP Addition DD and CD's; TI CD's	7 months
Garage Building Permit; Demo Permits for 2 and 4 BPL	1 month
2 BP base building and 1 BP Addition Building Permits	2 months
2 BP TI Permit(s) Issued	1 month

## CONSTRUCTION

Notification and vacating of 2-4 Brookline Place	3 months
Mobilization, Hazmats, and Cut and Cap	2 months
Demo of 2-4 BPL and Temporary Parking	1 month
Construction Demo Garage & Rebuild	12 months
Construction of 2 Brookline Place	20 months
Construction of 1 BP Addition	14 months
Final Site work/Landscaping	4 months